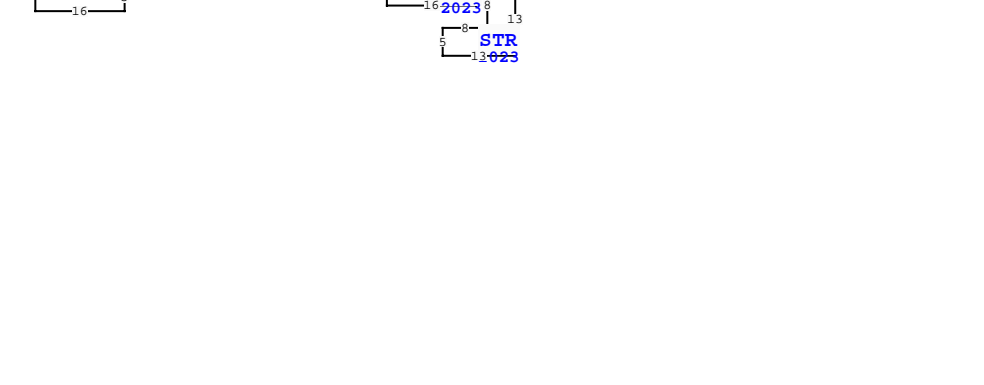


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 67
Exterior Wall	17	CB STUCCO 33
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 67
Frame	03	MASONRY 33
Stories	3.	3. 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2024								



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			1,375,812
TOTAL MARKET OB/XF VALUE			52,310
TOTAL LAND VALUE - MARKET			225,000
TOTAL MARKET VALUE			1,653,122
SOH/AGL Deduction			338,010
ASSESSED VALUE			1,315,112
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			1,264,390
TOTAL JUST VALUE			1,653,122
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,573,192

Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4079.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	90	15	2023	14	4,064
BAS	1,995	100	2023	1,995	579,060
FGR	2,073	55	2023	1,140	330,892
FOP	90	30	2023	27	7,837
FOP	150	30	2023	45	13,062
FOP	230	30	2023	69	20,028
FOP	230	30	2023	69	20,028
FST	30	55	2023	16	4,644
FST	36	55	2023	20	5,805
FST	326	55	2023	179	51,956
TOTALS	6,864			4,740	1,375,812

** This building has 15 Sub-Areas
96342 SOAP CREEK DR, FERNANDINA BEACH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005763	NEW CONSTR	627,002	04/13/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	RSN CD	SALE PRICE	
2369/0664	6/19/2020	SW Q	V	01	225,000	

GRANTOR: OB ISLAND HOMES LLC
GRANTEE: HOGAN BRAD S & REGI

BUILDING NOTES	
BUILDING DIMENSIONS FGR=[YR=2023;ORIG=60,10] W15 W38 S37 E25 S4 E9 E19 N41 \$ BAS=[YR=2023;ORIG=70,10] E15 S10 E23 N10 E15 S41 W16 W12 S2 W9 S6 N6 W5 W6 U0.1L5.1 U42.1R0.1 \$ FUS=[YR=2023;ORIG=130,10] E15 S4 E23 S16 E1 S9 W16 N3 W8 S10 W5 W5 W5 N36 \$ FST=[YR=2023;ORIG=7,47] E25 S4 S2 W9 S6 S5 W16 N17 \$ FOP=[YR=2023;ORIG=85,10] E23 S10 W23 N10 \$ FOP=[YR=2023;ORIG=145,4] E23 S10 W23 N4 N6 \$ UOP=[YR=2023;ORIG=23,53] S6 E21 N8 W12 S2 W9 \$ FOP=[YR=2023;ORIG=86,53] E9 N2 E12 S8 W14 W5 W2 N6 \$ STR=[YR=2023;ORIG=145,46] S11 W15 N11 E5 S6 E5 N6 E5 \$ STR=[YR=2023;ORIG=70,53] S10 E16 N10 W5 S6 W6 N6 W5 \$	

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVR	0	100	0	2,731.00	SF	10.00	10.00	100	2023	2023		100	27,310	
2	0409	ELEVATOR R	0	100	0	1.00	UT	25,000.00	25,000.00	100	2023	2023		100	25,000	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							